

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 CITY OF KNOXVILLE CLOSURE OF PUBLIC RIGHT-OF-WAY**

▶ **FILE #:** 9-A-15-SC

AGENDA ITEM #: 6

AGENDA DATE: 9/10/2015

▶ **APPLICANT:** ROBERT G. CAMPBELL & ASSOCIATES

TAX ID NUMBER: 67 E A 012
 JURISDICTION: Council District 3
 SECTOR PLAN: Northwest City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ZONING: C-6 (General Commercial Park)
 WATERSHED: Knob Fork Creek

[View map on KGIS](#)

▶ **RIGHT-OF-WAY TO BE CLOSED:** Old Callahan Dr

▶ **LOCATION:** Between northwest corner of parcel 067EA012 and southeast corner of parcel 067EA012

IS STREET:
 (1) IN USE?: Yes
 (2) IMPROVED (paved)?: Yes

▶ **APPLICANT'S REASON FOR CLOSURE:** Right-of-way is a remnant area left from previous acquisition and construction of new Callahan Dr. Three of the adjoining properties will be combined with the closed right-of-way to create one larger lot. The parcel at 6825 Barger Pond Way is not served by this right-of-way.

DEPARTMENT-UTILITY REPORTS: No objections from any departments or utilities have been received by staff as of the date of this report.

STAFF RECOMMENDATION:

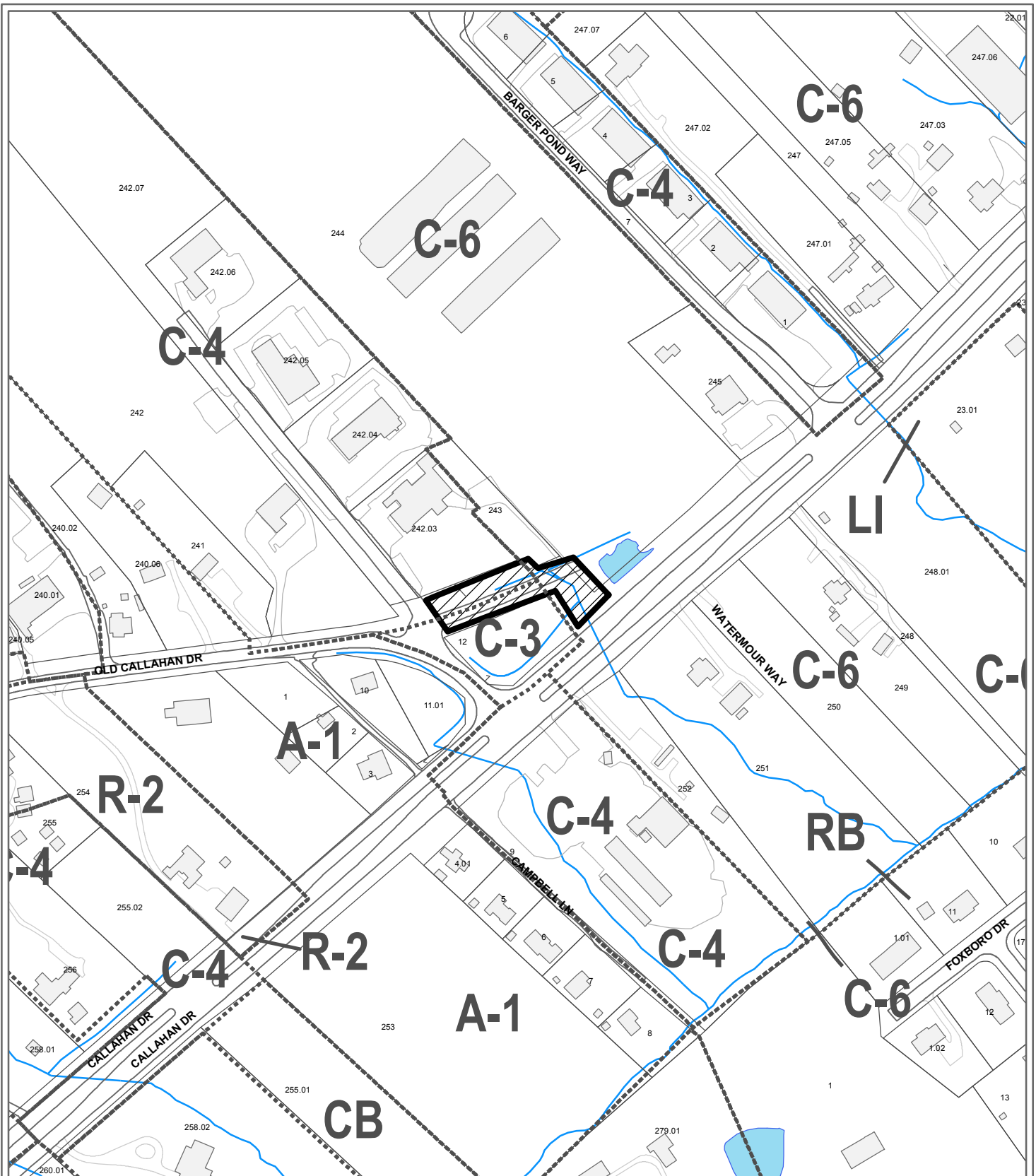
▶ **RECOMMEND** that City Council **APPROVE** the closure of the proposed portion of Old Callahan Dr., as requested, subject to any required easements.

This street is partially paved but is no longer needed for access to any properties. The paved portion is a remnant of the previous Old Callahan Dr., before it's intersection with Callahan Dr. was realigned.

COMMENTS:

If closed, this right-of-way will be consolidated with the surrounding parcels. All adjacent property owners fronting on the subject right-of-way, have signed the canvassing form, indicating agreement with this proposed closure.

If approved, this item will be forwarded to Knoxville City Council for action on 10/13/2015 and 10/27/2015. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



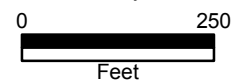
**9-A-15-SC
CLOSURE OF PUBLIC RIGHT OF WAY**

Name of Street or Alley: Old Callahan Dr
 To be closed from: northwest corner of parcel 067EA012
 To be closed to: southeast corner of parcel 067EA012

Original Print Date: 8/25/2015 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Robert G. Campbell & Associates

Map No: 67
 Jurisdiction: City



Concept		Final		Use On Review		Variance		Exempt Plat		Administrative Plat	
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Addressing Street/ Road and Subdivision Name Review

Subdivision names and all street names must conform to the Knoxville/Knox County Street Naming, Addressing Ordinance and Subdivision Regulations and the Administrative Rules of the Planning Commission.

These corrections **MUST** be made before the addressing staff, can sign-off on the S/D plat.

Plats **MUST** be signed before plat is certified for recording. The Addressing Department will sign-off before or after the MPC Meeting.

Web Site: www.knoxmpc.org has list of existing street names and list of available street names.

Date Submitted To Addressing for Review		Owner Developer Applicant		Surveyor Architect Engineer Applicant	Garrett Tucker	Phone	947 5996
						Fax email	947 7556
Subdivision Name	9-A-15-SC			Unit or Phase		Tax ID	

Street / Road Name	1. Duplication / Phonetic 2. Existing Road 3. Needs Correction 4. Does not conform to Addressing Regulations	Results of Review	Date Added to Reserve File	Approved Denied Pending correction
Old Callahan Dr (street closure)				
		Should this say a portion of		
		Old Callahan Dr?		

*MPC does reserve the right to modify these comments as new information comes to our attention from field review and/or requirements from other government review agencies.

	1 st Review		Date Completed		2 nd Review	Donna Hill 215 3872	Date Completed	08Apr15
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donna.hill@knoxmpc.org

**Metropolitan Planning Commission
ADDRESSING DEPARTMENT**

Fax 215 2237



CITY OF KNOXVILLE

Engineering
James R. Hagerman, P.E.
Director of Engineering

August 24, 2015

Mr. Mike Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
Knoxville, Tennessee 37902

SUBJECT: Closure of Old Callahan Drive from NW corner of 067EA012 to SE corner of 067EA012
MPC File # 9-A-15-SC; City Block 40867

Mr. Brusseau:

The City Engineering Department has no objections to close the above reference right-of-way area.

However, should this right-of-way be closed, the City will reserve easements for all drainage facilities and utilities, if any, located in or within five (5) feet of the property described herein.

Sincerely,

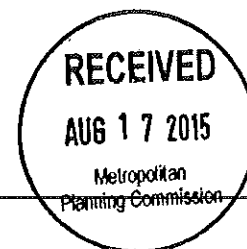
A handwritten signature in cursive script that reads "Benjamin D. Davidson".

Benjamin D. Davidson, PLS, Technical Services Administrator, Department of Engineering
Ph: 865-215-2148

C: Christopher S. Howley, P.E., Plans Review and Development Inspections



Knoxville Utilities Board



August 14, 2015

Mr. Mike Brusseau
Knoxville-Knox County
Metropolitan Planning Commission
Suite 403, City-County Building
Knoxville, Tennessee 37902

Dear Mr. Brusseau:

**Re: Right-of-Way Closure Request 9-A-15-SC
Block No. 40867
CLT No. 67
Parcel No. 12**

We have reviewed our records and find that we have existing utility facilities located within the subject right-of-way. The approximate location of these facilities is indicated on the enclosed prints. However, KUB does not release and hereby retains all easements and rights for existing utility facilities, whether or not shown on these prints.

Should this right-of-way be closed, KUB will require the following permanent easement for its utility facility.

- Electric – 10 feet on each side of the centerline of the electric line, 20 feet total width
- Gas – 12.5 feet on each side of the centerline of the gas line, 25 feet total width
- Gas – 7.5 feet on each side of the centerline of the gas line, 15 feet total width

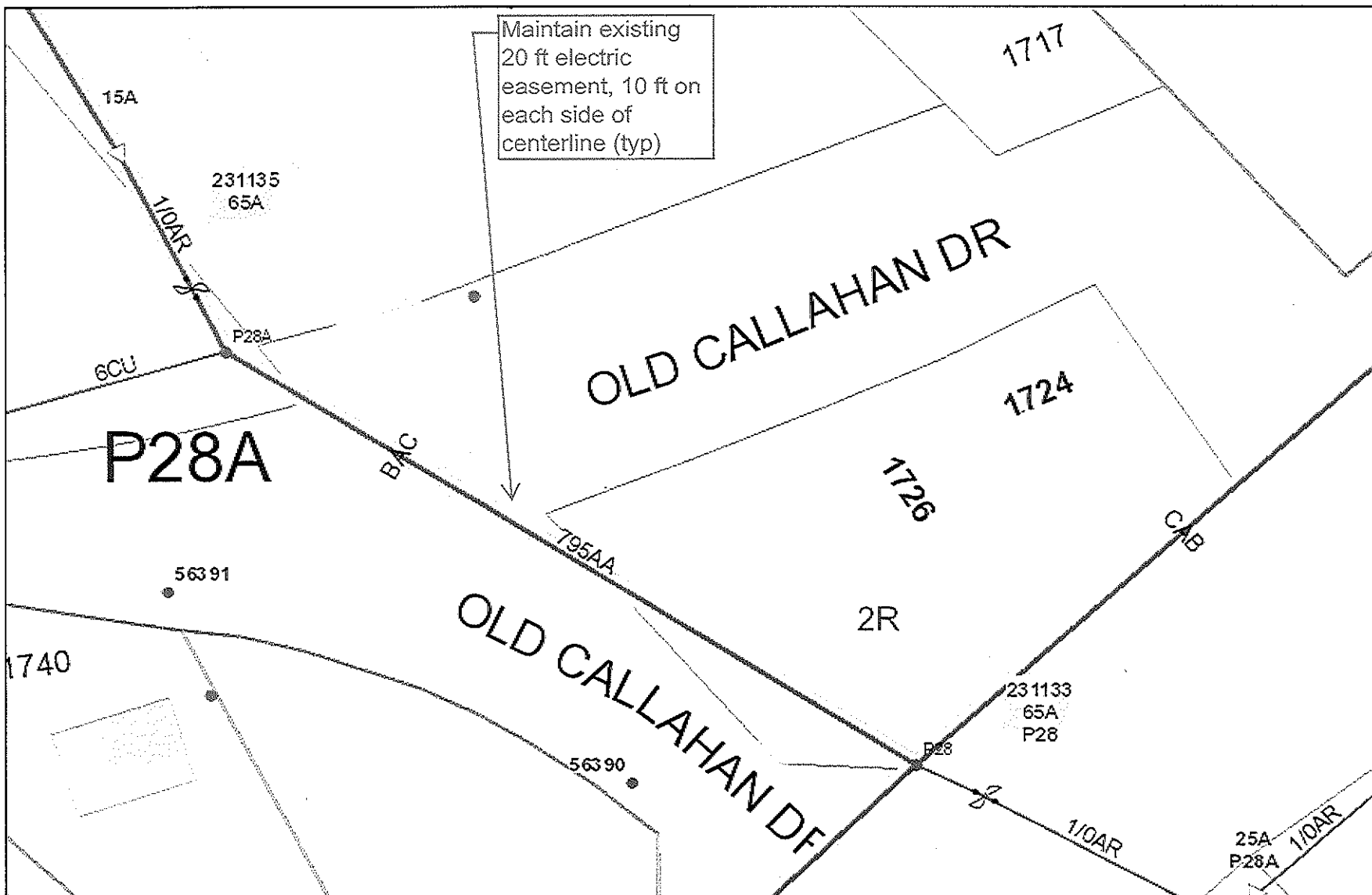
So long as these conditions are met, KUB has no objection to the closure of this right-of-way. If you have any questions regarding this matter, please call me at (865) 558-2291.

Sincerely,

Greg L. Patterson, P.E.
Engineering

GLP/ggt

Enclosure



Knoxville Utilities Board

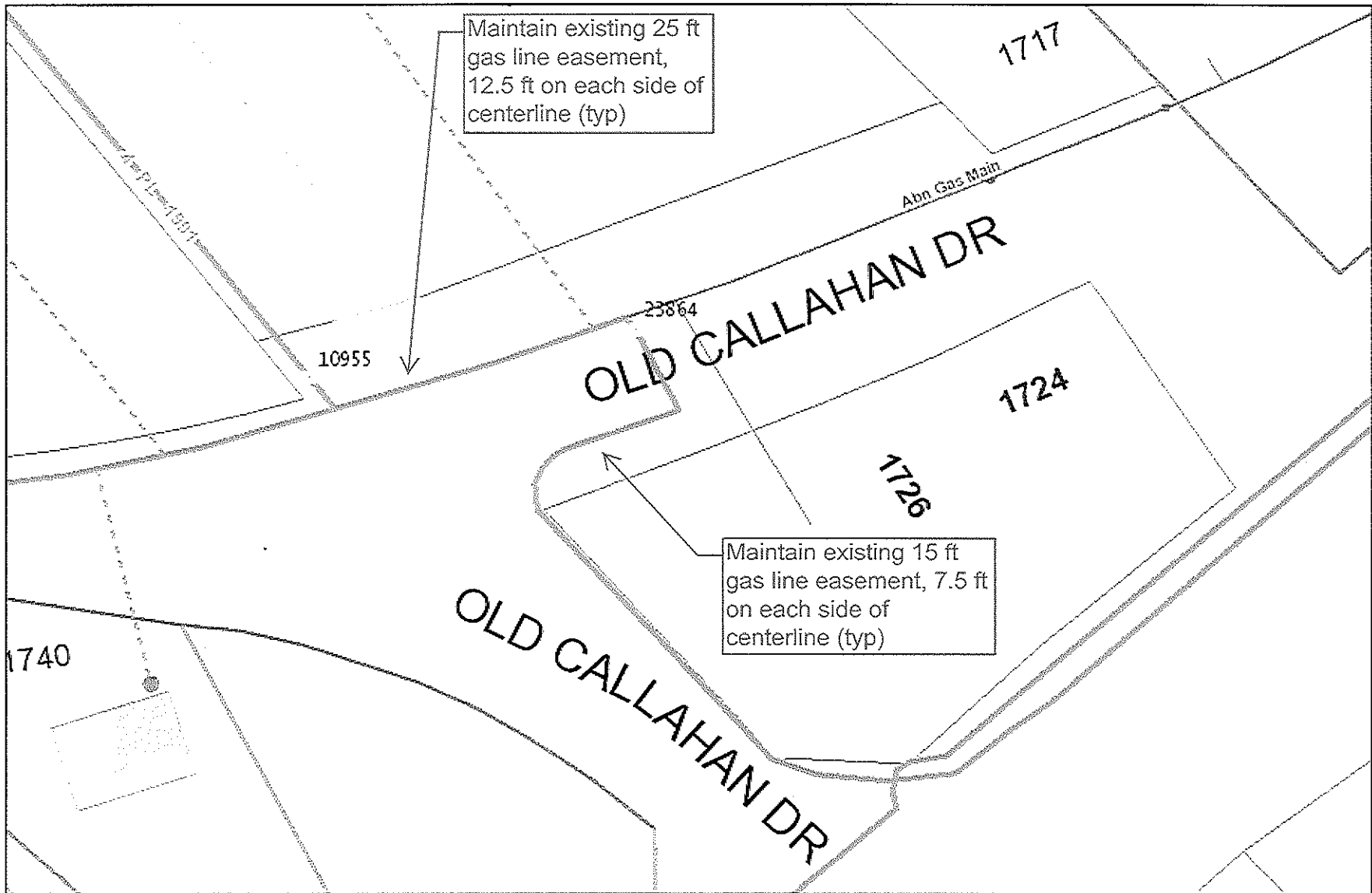
File No. 9-A-15-AC Closure of Old Callahan Drive (Electric)

City Block #40867 Parcel #12 CLT Map #67

Printed: 08/13/2015 13:27 PM



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Knoxville Utilities Board

File No. 9-A-15-AC Closure of Old Callahan Drive (Gas)

Printed: 02/13/2015 13:27 PM

City Block #40867 Parcel #12 CLT Map #67



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